

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PPPL2013-0005

DATE: September 19, 2013
MEETING DATE: September 25, 2013
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REQUEST:

A request for Preliminary Plat approval for the Forest Springs Townhouse Subdivision Unit 2 located at 1115 N. Flowing Springs Trail in the MR, Medium Density Residential zone.

STAFF RECOMMENDATION:

Staff recommends the Commission forward the preliminary plat to the City Council with a recommendation for conditional approval.

PRESENT LAND USE:

Existing townhouse subdivision (some townhomes still under construction) containing 52 lots located on 12.52 acres (Unit 1); the remaining 15.1 acres is undeveloped land (Unit 2).

PROPOSED LAND USE:

Planned Townhouse subdivision containing 70 lots located on 15.1 acres (Unit 2).

NEIGHBORHOOD DEVELOPMENT:

North: Summit Park Condominiums - HR zone; and Interstate 40;
East: Phase 1 of Forest Springs (52 units) – MR zone;
South: Pinehurst Apartments (84 units) - HC zone/CUP; and undeveloped – HC zone;
West: Undeveloped - RR zone.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11 General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW

Introduction

In November and December of 2001, Banovac Development Corporation received tentative plat approval from the City of Flagstaff to develop 53 townhouses. The developer did not record a final plat until November 28, 2005 for a 52 lot Townhouse Subdivision on 31.71 acres.

In September 2006 City Council approved a request for tentative plan approval of Phase/Unit 2 consisting of 15.1 acres of land and proposing a total of 70 townhouse lots ranging in lot size from a minimum of 2,998 square feet to a maximum lot size of 7,375 square feet. The impact analysis evaluated the entire development of 122 townhomes. The first set of civil plans for Phase 2 were submitted after receiving tentative plat approval; however, the plat never proceeded beyond that stage. Several development standards have changed since 2006, including a new Zoning Code, new driveway ordinance, new storm water standards, a new method of calculating tree resources, and new engineering standards. As such, a new conceptual plat application was reviewed by staff in August 2012 and a preliminary plat application was reviewed by staff in May 2013. The preliminary plat was approved by the Inter-Division Staff (IDS) with conditions on July 29, 2013.

General Plan/Specific Plan Conformance

The *Regional Land Use and Transportation Land Use Plan* designates the subject parcel as Medium Density Residential. The Medium Density Residential category provides for a net density range of 6 to 12 dwelling units per acre. The property is also regulated by *Fairfield Continental Country Club Specific Area Plan/Density Schedule* that allows 280 dwelling units on the subject property. The net density equals 7.71 dwelling units per acre (subtracting streets and utilities only), which complies with the Regional Land Use Plan designation. Note that the net density on Sheet No. 1 states 14.80 (subtracting streets, utilities, plus drainage and open space). However, per the Zoning Code the net density should not subtract open space. The subject site currently has MR zoning which allows up to 9 gross units per acre within the Resource Protection Overlay.

Zoning Requirements

The property is zoned MR, Medium Density Residential zone. The proposed development of 70 dwelling units for the site is within the density required by the *Flagstaff Zoning Code* (Section 10-40.30.030).

The Townhouse Building Type permits a minimum lot area of 1,440 square feet (18' width by 80' depth). The lots within Forest Springs Townhouse Subdivision comply with the Townhouse Building Type Standards (Section 10-50.110.120) and Building Form Standards of the MR zone.

The Open Space requirement in the MR zone is 15% of the gross lot area, and may include areas set aside for resource preservation. For the development within Phases 1 and 2, this equals approximately 4.14 acres of property devoted to open space. The proposal accomplishes, and exceeds this requirement by providing approximately 11.42 acres of open space, all of which is contained off-lot. Additional open space was dedicated by the developer to the City to be used for floodplain management as well as the future construction of a FUTS trail along the Switzer Wash. In addition, the Townhouse planned residential development requires a minimum of 15% of the lot area to be Private Open Space, and the preliminary plat demonstrates this.

The *Flagstaff Zoning Code* requires the subdivision to comply with the landscape Street Buffer standards and Landscaping around Buildings--"Foundation Planting" (Section 10-50.60.040). The designers have provided a complete and compliant landscaping plan which is attached with this submittal. Landscaping requirements are noted on the preliminary Landscape Plan. Existing and new vegetation will be utilized to meet the requirements.

The townhouse units are both one and two stories in height and contain a two-car garage on the first floor. The plat provides six unit types: A, B, C, D, E and F. Unit A, which is a single-story townhouse unit, contains approximately 1,398 square feet of livable area. Unit B is two-story townhouse unit containing approximately 1,856 square feet. Both unit types contain three bedrooms. Unit D has four bedrooms and 2,370 square feet. Unit E offers a master suite on the first floor, is designed to fit into the footprint certain lots and give buyers more options; it has three or four bedrooms

and 2,040 square feet. Units C and F, an uphill and downhill model, are proposed for steeper sloped lots in Phase 2. Units A/A and units B/B will be paired together creating a twin-house form of townhome. Each twin-townhouse module will have one side-loading garage and one front-loading garage. The front-loading garage will be recessed from the street side. The front-loading garages will be utilizing a carriage-style garage door to further add to the street interest. The side-loaded garage along the street will retain windows that give the overall appearance of one large house instead of two townhouse dwelling units. The six model types meet Architectural Design Standards in the Flagstaff Zoning Code (Section 10-50.20.030). Colored renderings are provided for A, B, D, and E in the P&Z packet.

With the preliminary plat review, the Site Planning Design Standards were applied and approved. The following information highlights the Circulation Systems and architectural character criteria. The development has created a comprehensive internal pedestrian system with connection to the Flagstaff Urban Trails System and the pedestrian system that connects to Fourth Street. In Unit 1 the required improved public open space was depicted with a ramada, picnic tables and grills, and trails connecting all of the enhancements. These improvements were not completed. The new owner of Forest Springs Unit 1 and 2 has committed to building the improved public open space. The primary building entrances in all of the unit types are clearly identifiable and maintain a pedestrian scale. The garage entrances are recessed or side loaded as discussed in the introduction. The building materials include hardi-plank lap and hardi-shingle sidings that portray traditional building materials that create a balanced residential scale and mass to the elevation (see colored renderings). These materials are durable and require less maintenance.

Natural Resource Protection Standards

Resource calculations are required for the MR zoned parcel. (The designers have provided calculations of existing resources on the property to be disturbed and to be retained for the second phase). In this case, the Flagstaff Zoning Code requires that 50% of the forest resources located within the MR zoned areas are retained per the point technique. Furthermore, the zoning code requires 70% of 17-24.9% slopes and 80% of the 25% and over qualifying slopes to be protected in the MR zone. The Phase 2 site contains forest and 17-24.9% slopes as well as 25% and greater slope resources. The following table shows total resources with protection results. The proposal exceeds resource protection requirements.

RESOURCE PROTECTION LAND IN THE MR ZONE

RESOURCE	TOTAL SQ. FT.	REQUIRED PROTECTION LEVEL & POINTS	PROTECTED LEVEL & PROTECTED SQ. FT.
Forest	757,788 Sq. Ft. 3821 points	50% of points 1,911 points	54.80% 2,094
Slope 17 – 24.9%	76,561	70% 53,593	69.6% 53,345 (247 SqFt deficient)
Slope 25% and greater	25,876	80% 21,478	83.0% 23,368 (excess 777 SqFt)

* Once a total of 530 square feet of excess slope protection is credited to the forest protection the forest protection figures are 2,094 points saved or 54.80% forest resource protected.

The above calculations reveal that resources will be protected above the minimum resource protection thresholds within the MR zone.

With respect to the tree resources, the Fire Department will require tree thinning to occur on the site prior to combustible building material being brought onsite.

SYSTEMS ANALYSIS:

- **Access and Traffic**

Mogollon Engineering prepared the original traffic statement for Phases 1 and 2.

Access to the subdivision is available from two driveways from Fourth Street. These private streets interconnect into the property and will provide access to Phase 2 as shown on sheet 2 of 5. The entire proposed subdivision (Phases 1 & 2) is estimated to generate approximately 715 daily trips, with a net PM peak hour generation of 66 additional trips to the existing PM peak-hour, and a new AM peak of 54 additional trips to the existing, AM peak hour.

The City's Traffic Engineer accepted the traffic statement report that was completed in 2005. The developer was required to widen Fourth Street to the ultimate section of a 5-lane arterial on the west side of the street (including curb gutter and 10 foot wide FUTS). The FUTS meanders in and out of the right-of-way. The proposed private street cross-section incorporates pedestrian facilities consisting of 4-foot wide sidewalks on one side of the street as depicted in the Preliminary Plat. New engineering standards require private streets to be constructed to public street standards. If applied to Phase 2, this would require the plat to be redesigned causing Phase 2 to have a different character than Phase 1. Staff determined that Phase 2 could use the same standard as Phase 1 with respect to the private street cross-sections.

- **Water**

The proposed subdivision will be serviced by the Zone C water pressure system. The proposed, looped eight (8)-inch water main will service the development and will be public. The eight (8)-inch water line will extend into through the Subdivision with two connections: one connection made to the existing twelve (12)-inch water line located within Fourth Street and second connection made to the existing eight (8)-inch water line stubbed out from the southeast corner of Summit Park Condominiums. Five new on-site fire hydrants will be required for the subdivision.

- **Wastewater**

The proposed eight (8)-inch sewer mains into the site will also be public, with one connection being made to the existing twenty-one (21)-inch sewer main located in the bottom of the Switzer Wash.

The impact analysis demonstrates ample capacity within the subdivision. The water and wastewater impact reports have been prepared and accepted by the City's Utilities Department.

- **Stormwater**

The proposed development is providing one on-site stormwater detention basin located adjacent to the Switzer Wash. The Stormwater Manager has preliminarily accepted the location of the basin. The preliminary drainage report has also been accepted.

Since 2006, new Stormwater standards are required for new developments. The developer chose to modify the proposed detention basin and use Low Impact Development (LID) standards to meet the new requirements, as shown on Sheet 2 of 5.

RECOMMENDATION:

The Inter-Division Staff considered this plat on 07/29/13 and approved the preliminary plat with conditions. It is recommended that the Planning and Zoning Commission approve the preliminary plat and forward their recommendation to the City Council, subject to the IDS conditions of approval of 07/29/13.

Attachments:

- Application
- Location Map
- IDS conditions of approval, 07/29/13
- Preliminary Plat "Forest Springs Unit 2" (5 sheets, plus Landscaping Plan)
- Colored elevations